

AMENDMENT X

Warrant Article X: Driveway Setbacks

Ballot Language:

Are you in favor of adoption of Amendment X as proposed by the Planning Board for the town's Zoning Ordinance as follows:

Adopt new setbacks for driveway and a new definition for driveway and common driveway. A driveway to a single lot shall be setback 10' from any property line.

Proposed Amendment:

ARTICLE II Zoning Districts and District Regulations

C. Residential - Agricultural District (amended March 10, 2020)

This zoning district shall encompass most of the Town of Nottingham as shown on the Zoning Map, as amended. It shall be a zone of low density residential and agricultural uses consistent with the Vision of the Master Plan to retain Nottingham's rural landscape.

1. Permitted Uses

- a) Single family residences and associated accessory dwelling units
- b) Duplex or two-family residences
- c) Multi-Family not to exceed six (6) units per building
- d) Seasonal dwellings
- e) Accessory use outbuildings
- f) Farming and related agricultural uses
- g) Home occupations
- h) Manufactured homes (excluding recreational vehicles) when placed on a permanent foundation

2. Requirements

- a) No lot shall be less than two (2) acres in area;
- b) Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access, except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.

c) Each single parcel of land is required to contain a driveway (curb cut) within the required minimum frontage. The required driveway may be either a single or common/shared driveway serving no more than two residences;

(1) Shared driveways will be kept to the common boundary.

(2) Shared driveways will be put in each owner's deed of record.

(3) Driveways and accesses, including any apron or curbing, shall be placed a minimum of ten (10) feet from any property line.

E. Commercial/Industrial Zone (Route 4)

This zone extends back one thousand (1000') feet from the nearest edge of each side of Route 4 in Nottingham, but only includes lots with frontage on Route 4.

1. Permitted Uses

a) Retail/wholesale establishment

b) Service facility, including eating and lodging

c) Theater/cultural center

d) Houses of worship

e) Professional office space

f) Government buildings

g) Mortuaries

h) Educational facilities

i) By special exception from the Zoning Board of Adjustment, industrial and other uses, utilizing the following special exception criteria:

(1) whether the goals set forth in N.H. RSA 674:17 I will be infringed by granting such special exception;

(2) whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and

(3) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.

2. Requirements

a) Setbacks

(1) Commercial - 100' from all boundaries

(2) Industrial - 150' from front line and 100' from all other boundaries

b) Lot Sizes

(1) No lot shall be less than two (2) acres in area;

(a) Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access, except with the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.

(b) Each single parcel of land is required to contain a driveway (curb cut) within the required minimum frontage. The required driveway may be either a single or common/shared driveway serving no more than two residences;

i. Shared driveways will be kept to the common boundary.

ii. Shared driveways will be put in each owner's deed of record.

iii. Driveways and accesses, including any apron or curbing, shall be placed a minimum of ten (10) feet from any property line.

ARTICLE VI Definitions

DRIVEWAY: A travel way which accommodates vehicular and pedestrian circulation between a street and one adjoining lot.

COMMON DRIVEWAY: A travel way which accommodates vehicular and pedestrian circulation between a street and multiple adjoining lots.